

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA ADOPTING THE URBAN CORE SPECIFIC PLAN
(PCM-07-01) AND RELATED REZONINGS TO IMPLEMENT THE
2005 GENERAL PLAN

I. Recitals.

A. Specific Plan Boundaries

WHEREAS, the Urban Core Specific Plan (UCSP), which is the subject of this Ordinance, is represented in Exhibit A attached hereto and incorporated herein by this reference, and for the purpose of description is generally located east of I-5, west of Del Mar Avenue, north of L Street, and south of C Street. The new zoning regulations and design guidelines of the UCSP would only apply to approximately 690 acres, referred to as the "Subdistricts Area" as depicted in Exhibit A. Outside of the Subdistricts Area, existing zoning would not be changed.

B. Preparation of the Specific Plan

WHEREAS, on May 27, 2003 the City Council by Resolution No. 2003-236 initiated preparation of the UCSP; and

WHEREAS, in January 2004 the consulting firm of RRM Design Group was retained to assist staff in the preparation of the Urban Core Specific Plan; and

WHEREAS, on August 3, 2004 the City Council appointed an 18 member Advisory Committee to work with the City's staff and consultant team and the community in developing some of the major components of the UCSP; and

WHEREAS, monthly meetings of the UCSP Advisory Committee were held from January through June 2005 to provide direction on significant planning issues; and

WHEREAS, following the adoption of the General Plan in December 2005, a preliminary "Public Review Draft" UCSP was presented to the Advisory Committee in March 2006 and a "Public Review" Draft UCSP was prepared; and

C. Project Description

WHEREAS, the UCSP is the first in a series of significant zoning documents prepared to implement the 2005 General Plan. The new zoning regulations, in particular mixed use and urban core residential zoning districts,

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will ensure the systematic implementation of 2005 General Plan as required by Chula Vista Municipal Code (CVMC) Section 19.06.030 and California Government Code 65860. The zoning regulations contained in the Public Hearing Draft UCSP (PCM 07-01), specifically Chapter VI, will replace existing Municipal Code zoning classifications for the properties within the UCSP Subdistricts Area (Exhibit A) and will introduce new zoning classifications for mixed-use (retail/office), mixed-use with residential, and urban core residential (high-density residential) as anticipated by the 2005 General Plan; and

WHEREAS, the UCSP has been prepared pursuant to the authority granted in the Chula Vista Municipal Code Section 19.07, Specific Plans, and the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 and contains all the mandatory elements identified in Government Code Section 65451; and

WHEREAS, Chapters V, IX, X, XI and Appendix D of the UCSP provide the plan and mechanisms to ensure public facilities and services occur commensurate with subsequent development; and

WHEREAS, the UCSP Environmental Impact Report 06-01 has been prepared as a Program EIR and includes an evaluation of the growth management quality of life thresholds at a programmatic level. The Final EIR Mitigation Monitoring and Reporting Program (MMRP) provides a summary of the impacts analysis and/or mitigation measures that address provision of public services and facilities and requires subsequent development projects to contribute to the provision of public services and facilities commensurate with their impact as development occurs over the course of the next 20 years; and

D. Planning Commission Record

WHEREAS, the Planning Commission held a duly noticed public hearing to consider said project on October 11, 2006 and March 28, 2007; and

WHEREAS, the Planning Commission after considering all evidence and testimony presented recommended that the City Council adopt the UCSP (PCM 07-01); and

WHEREAS, the proceedings and all evidence introduced on this application before the Planning Commission at their public hearing held on October 11, 2006 and March 28, 2007, and the minutes and resolution resulting therefrom, are hereby incorporated into the record of this proceeding; and

E. Chula Vista Redevelopment Corporation Record

WHEREAS, the Chula Vista Redevelopment Corporation held a duly noticed public hearing to consider said project on April 26, 2007; and

WHEREAS, the Chula Vista Redevelopment Corporation after considering all evidence and testimony presented recommended that the City Council adopt the UCSP (PCM 07-01); and

WHEREAS, the proceedings and all evidence introduced on this application before the Chula Vista Redevelopment Corporation at their public hearing held on April 26, 2007, and the minutes and resolution resulting therefrom, are hereby incorporated into the record of this proceeding; and

WHEREAS, the Chula Vista Redevelopment Corporation of the City of Chula Vista, having reviewed and considered the information in the Public Hearing Draft UCSP (PCM 07-01) recommends that the City Council of the City of Chula Vista find, determine, resolve and order that the UCSP has been prepared pursuant to CVMC Section 19.07, Specific Plans, and the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 and contains all the mandatory elements identified in Government Code Section 65451; and

WHEREAS, the Chula Vista Redevelopment Corporation of the City of Chula Vista, having reviewed and considered the information in the Public Hearing Draft UCSP (PCM 07-01) recommends that the City Council of the City of Chula Vista find, determine, resolve and order that pursuant to CVMC 19.06.030 and Government Code Section 65860 the UCSP is consistent with the 2005 General Plan as supported by the Public Hearing Draft UCSP (PCM 07-01), Final EIR (No.06-01) and analysis including attachments to the agenda statement to the City of Chula Vista Chula Vista Redevelopment Corporation, Redevelopment Agency and City Council dated April 26, 2007 and is supported by public necessity, convenience, general welfare, and good zoning practice; and

WHEREAS, the Chula Vista Redevelopment Corporation of the City of Chula Vista, does hereby recommend that the City Council Introduce an ordinance Approving Public Hearing Draft UCSP (PCM 07-01) and Amending the zoning map; and

F. Environmental Determination

WHEREAS, the City's Environmental Review Coordinator has reviewed the proposed project for compliance with the California Environmental Quality Act and determined that an Environmental Impact Report (EIR) is required. A Final Environmental Impact Report has been prepared for the UCSP and related actions, and is available at least 10 days prior to the City Council hearing date. The Final EIR identifies that the proposed project would result in significant, unmitigated impacts related to air quality, cultural resources, energy, and transportation. Impacts to geology, hazards, hydrology, land use, landform alteration/aesthetics, noise, paleontology, population and housing, public

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services, and public utilities are less than significant or mitigated to less than significant; and

WHEREAS, the City Council has exercised their independent review and judgment and concurs that said documents were prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Environmental Review Procedures of the City of Chula Vista; and

G. City Council Record

WHEREAS, a duly called and noticed public hearing was held before the City Council on April 26, 2007 on the UCSP and to receive the recommendations of the Planning Commission and Chula Vista Redevelopment Corporation and to hear public testimony with regard to the same; and

WHEREAS, the City Council held an advertised public hearing on the project on April 26, 2007, at 6:00 p.m. in the Council Chambers at 276 Fourth Avenue and, after hearing staff presentation and public testimony, the Council voted x – x to approve the UCSP.

NOW THEREFORE THE CITY COUNCIL of the City of Chula Vista does hereby ordain as follows:

1. That the UCSP plan is in conformance with the City's General Plan based on the following findings of fact.

In December 2005, after a multi-year planning process, the Chula Vista City Council adopted a new General Plan that represents the vision for the City through the year 2030. With the approval of new land use designations under the 2005 General Plan, new zoning regulations, in particular mixed use and urban core residential zoning districts, are required to ensure the systematic implementation of General Plan. The Urban Core Specific Plan (UCSP) is the first in a series of significant zoning documents that would implement the 2005 General Plan.

The 2005 General Plan largely focused on the revitalization and redevelopment of the western portion of the city and described a new vision for portions of the City referred to as the "urban core. The long-range vision as described in the 2005 General Plan anticipates that:

"The urban core has developed into a vibrant area, with housing; shops; restaurants; entertainment; and activities that attract from eastern Chula Vista and city-wide. Higher density housing, shopping, and job centers are located near the major transit stations, including E Street and Interstate 5; H Street and Interstate 5; and near Third Avenue and H Street. These key activity nodes give people transportation choices, encourage the use of

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mass transit, and help to reduce vehicular traffic. They are accentuated by landmark building design, and for the two Transit Focus Areas at E Street/Interstate 5 and H Street/Interstate 5, strategic use of some taller (high-rise) structures that draw attention, and provide unique identities for these important gateway entrances to the urban core and the bayfront. A network of linked urban parks and plazas creates pleasant pedestrian routes and provides areas for community activities. Increased population (residents and workers) in the Urban Core Subarea has created opportunities for more shops and a variety of restaurants. Entertainment and cultural arts are housed in new and renovated buildings, offering both day and evening activities. The streets are bustling with shoppers and people enjoying outdoor dining or heading to entertainment venues.

A grade-separated trolley line at E and H Streets has improved the flow of east-west traffic, while a local shuttle provides frequent service between Urban Core Subarea activity centers. The Bus Rapid Transit (BRT) line allows residents in the East Planning Area convenient access to the Urban Core Subarea.

F Street is a pedestrian-oriented promenade that links Third Avenue; the Civic Center; Broadway; the E Street transit center; and the Bayfront Planning Area with themed landscaping and public art. The freeway crossings of Interstate 5 have been widened to accommodate additional pedestrian use, and entryways into the Urban Core Subarea are enhanced and inviting. Chula Vista's Urban Core Subarea has matured into an urban, pedestrian-oriented, active area that continues to be the primary economic, governmental, and social focal point of the south San Diego County region."

The proposed UCSP is based on the objectives provided in the 2005 General Plan and provides further detail on how these objectives will be implemented. The components of the UCSP implement the 2005 General Plan vision of a vibrant urban core and include mobility recommendations, land use and development regulations, development design guidelines and incentives, public realm design guidelines, infrastructure and public facilities improvements, and a community benefits program. Exhibit B also provides a reference to the applicable General Plan Land Use and Transportation Objectives that are implemented through the various chapters of the UCSP.

Chapter V - Mobility of the UCSP provides a variety of approaches and strategies to "get people from here to there" as envisioned by the Land Use and Transportation Element of the 2005 General Plan. Improvements for the main thoroughfares and other streets within the Urban Core are identified and address pedestrian, bicycle, transit, automobile and parking opportunities. Traffic calming elements, pedestrian improvements and paseos are introduced to slow traffic and create a more pedestrian-friendly environment. Recommendations for new

and upgraded bikeway facilities throughout the area for both recreational and commuting users are also included. As envisioned by the Land Use and Transportation Element of the 2005 General Plan, three transit focus areas within the Urban Core provide multi-modal opportunities for both local and regional transit and a new shuttle loop system serving the Urban Core and Bayfront is proposed. Various roadway network and capacity improvements are proposed, especially in areas where the street grid has been interrupted over time and off-street public parking strategies are also proposed within the Urban Core.

Chapter VI - Land Use and Development Regulations of the UCSP establish three different Specific Plan Districts – Village, Urban Core and Corridors which are further defined into sub-districts, each with customized form based regulations and standards. Subdistrict regulations shape the building form and intensity, allowable land uses, and parking requirements. As envisioned by the Land Use and Transportation Element of the 2005 General Plan, land uses are proposed to encourage a mix of pedestrian-oriented commercial uses with higher density residential uses. Development and parking standards encourage locating buildings closer to the street (i.e. with parking behind or tucked under the building). The regulations also stress flexibility and provision of urban amenities such as streetscape improvements, parks, plazas, transit, cultural arts and mixed use. The tallest buildings are allowed at the transit focus areas at I-5/H Street and I-5/E Street where support by alternative modes of transportation is readily available. Neighborhood Transition Combining Districts have been created for subdistricts adjacent to R-1 and R-2 zoning areas to protect and buffer existing residential neighborhoods and ensure compatible, stepped-back building heights and setbacks. Special provisions address live/work units, mixed-uses and parking structures. Zoning incentives are provided to encourage development to provide high performance buildings and urban amenities such as parks and plazas beyond required levels.

Chapter VII – Development Design Guidelines of the UCSP provide comprehensive design guidelines for development within the three Specific Plan Districts, as well as special guidelines for hotels, mixed-use projects, multi-family residential projects, and sustainability. The form-based guidelines supplement the Specific Plan development regulations to create a more attractive, well-designed urban environment. These guidelines apply to construction, conservation, adaptive reuse, and enhancement of buildings and street scenes. Although no specific architectural style is prescribed, the quality of design is guided by policies addressing site planning, building height/form/mass, building materials/colors, storefront design, landscaping, lighting, parking, circulation, signs and other development considerations. The goal of the guidelines is to create a positive image for the Urban Core and frame the streets and sidewalks with inviting buildings, entrances, awnings and outdoor dining areas.

Chapter VIII – Public Realm Design Guidelines of the UCSP focuses on ways to create more attractive and pedestrian-friendly public environments and gathering

places. Street furniture, landscaping, sidewalks, crosswalks, lighting, paseos, public art, parks and plaza concepts are defined. Two main themes emerge within the Specific Plan: an art-deco inspired design theme is proposed along Third Avenue, building upon the era when much of the development along the street occurred, and a more contemporary theme is proposed for the remaining public realm areas in the Urban Core, indicative of a forward-looking Chula Vista. Gateway treatments are proposed at six locations to welcome people to the Urban Core and to reinforce the identity of the Urban Core.

Based on the above, the City Council does hereby find that the proposed UCSP is consistent with the 2005 General Plan and that the public necessity, conveniences, general welfare, and good zoning practice support its approval and implementation.

2. That the specific plan has been prepared in accordance with the City's Municipal Code and the California Government Code provisions governing specific plans based on the following findings of fact.

Chula Vista Municipal Code Section 19.07, Specific Plans, and the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 establish the statutory authority for specific plans. As provided in CVMC Chapter 19.07, "Specific plans may be implemented through the adoption of standard zoning ordinances, the planned community zone, as provided in this title, or by plan effectuation standards incorporated within the text of an individual specific plan. The method of implementing an individual specific plan shall be established and expressed by its adopting resolution or ordinance."

The UCSP has been prepared as an implementing document for future land uses, public improvements, and programs as provided for in the 2005 General Plan. The new zoning regulations proposed in the UCSP would replace existing Municipal Code zoning classifications for the UCSP Subdistricts Area and introduce new zoning classifications for mixed-use retail/office, mixed-use residential, and Urban Core (high density) residential as required by the 2005 GP (Reference GP Table 5-4).

The following table identifies the mandatory information required in a specific plan pursuant to CVMC 19.07 and Section 65451 of the Government Code and the corresponding chapter(s) where the information is contained in the UCSP.

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Chula Vista Municipal Code Section 19.07.011 (as amended by City Council on April 12, 2007)	Government Code Section 65451 Requirements	Where Found in UCSP
The specific plan shall include: a statement of the relationship of the specific plan to the general plan.	The specific plan shall include a statement of the relationship of the specific plan to the general plan.	Chapter II
The type, distribution, location, amount, intensity of all land uses, within the area covered by the plan.	The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.	Chapters VI, VIII, and Appendix E
The approximate total population anticipated with the Plan's area.		Chapters II, IX, and Appendix E
A depiction of any and all subareas or other districts within which the Plan's provisions will be applied.		Chapters II and VI
Standards, regulations, criteria and guidelines by which all development shall proceed within the Plan and any of its subareas or districts.	Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.	Chapters VI, VII and VIII
The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.	The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.	Chapters V, VIII, IX, and Appendix E
A program indicating how and when the facilities and services to support the developing land uses will be installed or financed, and including the following: a. A list of facilities and services	A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry the above.	Chapters IX, X, Appendix D, and Appendix E

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<p>b. An inventory of present and future requirements for each facility and service based upon the City's Growth Management Thresholds Standards</p> <p>c. A phasing schedule that addresses the timing for installation or provisions for required facilities and services.</p> <p>d. A financing program identifying the methods for funding those facilities and services consistent with the phasing schedule, and insures that the funds are spent on said facilities pursuant to the phasing schedule.</p>		
<p>Provisions and procedures for the comprehensive implementation and administration of the Plan</p>		<p>Chapters X, XI, and FEIR</p>

The City Council does hereby find that the UCSP has been prepared pursuant to the authority granted in the Chula Vista Municipal Code Section 19.07, Specific Plans, and the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 and contains all the mandatory elements identified in Government Code Section 65451.

3. That the associated demands on public facilities and services due to development allowed by the specific plan are identified prior to development, and will be mitigated prior to, or concurrent with the development, and in conformance with the City's Growth Management Ordinance CVMC 19.09 based on the following findings of fact; and

4. That a financing program has been prepared which identifies the methods for funding for those facilities and services, and insures that the funds are spent on said facilities pursuant to the phasing schedule based on the following findings of fact.

The General Plan was updated in December 2005 and created a new vision for the city. A large part of that vision focused on the revitalization and redevelopment of western Chula Vista. New growth is planned around "smart growth" principles such as mixed use, and transit oriented development that concentrates infill and redevelopment to select focus areas and corridors to protect stable single family neighborhoods, better utilize land resources, reduce environmental effects and make more efficient use of existing infrastructure.

The General Plan calls for the preparation and adoption of specific plans to carry out the vision of the GP in an organized and orderly fashion. The UCSP implements the policies and objectives of the GPU to direct a portion of the growth expected to occur in the City over the next 20 years to the Urban Core Area, by providing zone changes, development regulations and design guidelines to accommodate future growth.

As described above under Finding 2, The UCSP includes an assessment of the proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities that would be located within the area covered by the plan and needed to support the land uses described in the plan. In addition, the UCSP includes a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry the plan.

Specifically, Chapters V, VIII, IX, X, XI and Appendix D of the UCSP and the UCSP FEIR 06-01, including the Mitigation Monitoring and Reporting Program (MMRP), provide the plan and mechanisms to ensure public facilities and services occur commensurate with subsequent development. As described in the UCSP and FEIR, subsequent new development would be required to provide adequate public services and facilities commensurate with their impact.

Chapter V (Mobility), Chapter VIII (Public Realm Design Guidelines), Chapter IX (Infrastructure and Public Facilities) of the UCSP and Chapters 5.8, 5.11 and 5.12 of the Final EIR provide an assessment of the demands on public facilities and infrastructure due to development that may occur as a result of the specific plan.

Chapter X provides a detailed description of improvements and Appendix D *Urban Core Specific Plan – Public Facilities Implementation Analysis (PFIA)* provides projected cost estimates, projected timing of facilities, and financing mechanisms and revenues. The revenues are based on projected tax increment and development impacts fees routinely collected as development occurs in the City. These existing City-wide Public Facilities Development Impact Fees (DIF) include:

- City-wide Park Acquisition and Development (PAD) Fee
- City-wide Recreation DIF
- Sewer fees
- Storm drain fees
- Traffic signal fees
- School impacts fees (collected pursuant to Government Code 65996)

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These fees would continue to be collected from new development as it occurs in the urban core. Additionally, the Engineering Department will begin developing a Transportation Development Impact Fee (TDIF) within the next year, to address additional funding for future long-term traffic intersection impacts that may occur as a result of "worst case" maximum buildout.

In addition, the UCSP FEIR, prepared as a Program EIR, includes an evaluation of the City's growth management quality of life thresholds at a programmatic level based on development projections over the course of the next 20 years. The EIR identifies mitigation measures which would be applied on a project-by-project basis during subsequent review of individual development projects. The Final EIR Mitigation Monitoring and Reporting Program (MMRP) provides a summary of the impacts analysis and/or mitigation measures for significant impacts that address provision of public services and facilities. The MMRP ensures that subsequent new development implements timely mitigation for impacts associated with new development, which includes but is not limited to the installation of infrastructure or payment of fees for needed public facilities as a result of new growth. These requirements would be assured through the subsequent discretionary design review and approval of future project specific Urban Core Development Permits.

Although the UCSP is intended to attract future development to the Subdistricts Area, the timing, location and extent of subsequent development projects are unpredictable because of the unique nature of urban revitalization. To further ensure the timely provision of public services and facilities, monitoring of on-going development activity would be assessed through the City's existing annual growth management monitoring and reporting. Monitoring programs, such as the traffic monitoring program which monitors the actual performance of the street system by conducting roadway segment travel time studies, would track the rate and effect of growth on an annual basis. In addition to the annual GMO review, the bi-annual Budget/CIP cycle and a five year status report would provide additional checks and balances of future growth. The integrated system of growth management programs, standards, regulations, facility master plans, funding systems and monitoring activities provide an effective system of checks and balances to ensure that the provision of public services and facilities keeps in step with new development.

The City Council having reviewed and considered the information in the Public Hearing Draft UCSP (PCM 07-01), Draft and Final EIR No. 06-01 and all reports, evidence and testimony presented at the public hearing find, determine, and order that the UCSP Chapters V, VIII, IX, X, XI and Appendix D of the UCSP and the UCSP FEIR 06-01, including the Mitigation Monitoring and Reporting Program (MMRP), (all compiled within Appendix E) provide the plan and mechanisms to ensure public facilities and services occur commensurate with subsequent development and is in conformance with the City's Growth Management Ordinance CVMC 19.09.

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4. The City Council does hereby amend the City of Chula Vista Zoning Map established by Section 19.18.010 of the Chula Vista Municipal Code to rezone properties within the UCSP Subdistricts Area as depicted in Exhibit "C".

II. Severability

The City Council declares that should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Ordinance shall remain in full force and effect.

III. Effective Date

This ordinance shall take effect and be in full force on the thirtieth day from and after its second reading.

The provisions of the Specific Plan shall be applied to new development applications submitted after the effective date of the ordinance adopting the Specific Plan. The provisions of the Specific Plan do not apply to projects which have been legally constructed or are under construction in conformance with all City required permits, or to projects which have received required discretionary permit approvals but are not yet under construction. On a case by case basis the zoning administrator may, as requested by the project applicant and pursuant to the provisions of CVMC 19.07.030(C), afford pipeline status to those projects which have been substantially processed consistent with existing zoning prior to the Specific Plan adoption, but which have not yet received discretionary approvals.

Presented by

Approved as to form by

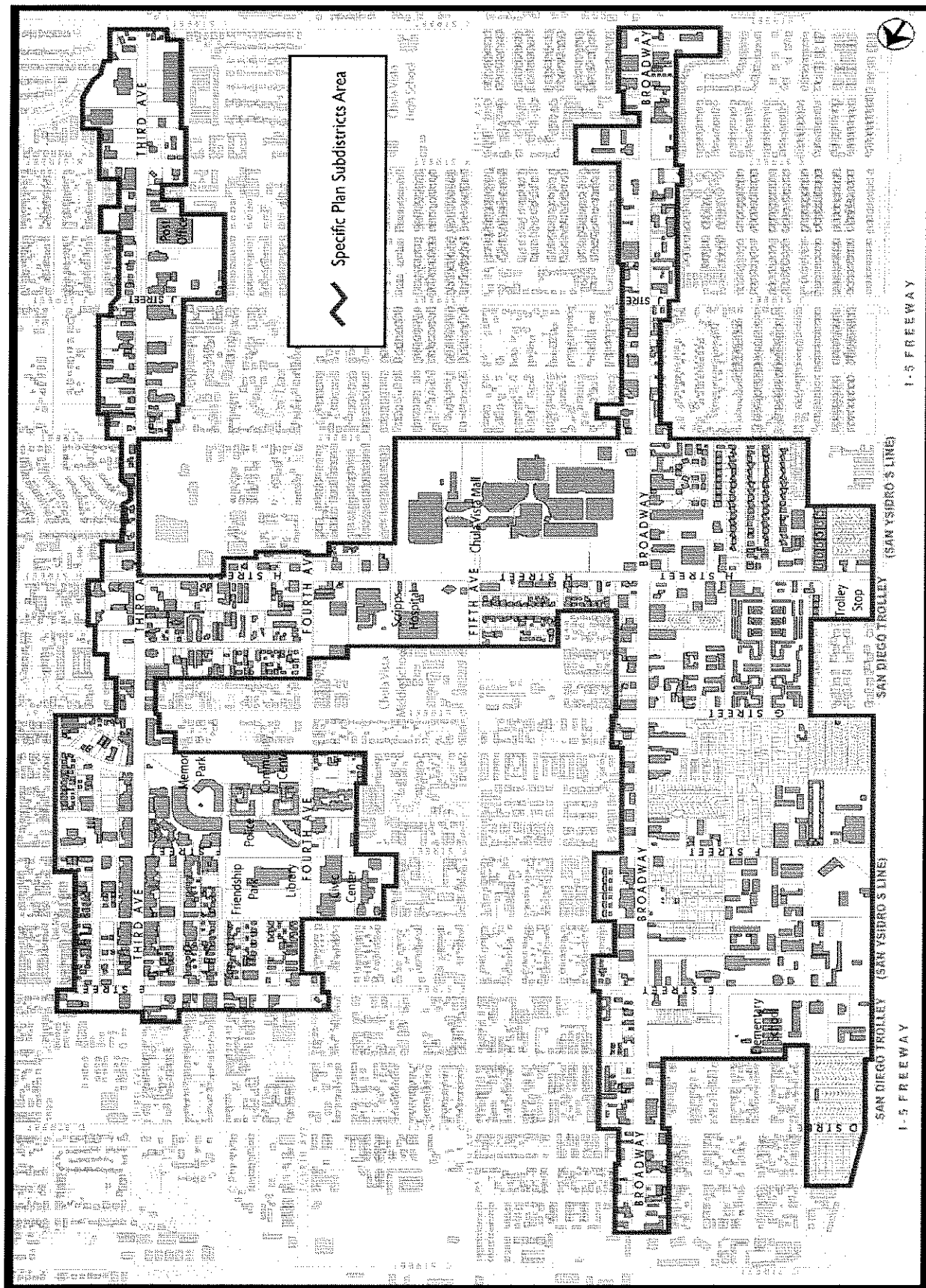
Ann B. Hix
Acting Director Community Development

Ann Moore
City Attorney

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EXHIBIT "A"
UCSP Subdistricts Area Map

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Specific Plan Subdistricts Area



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EXHIBIT "B"
General Plan Consistency Analysis

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Urban Core Specific Plan

2005 GENERAL PLAN CONSISTENCY TABLE

General Plan Update Objectives		Applicable UCSP Sub-district			Implementing Mechanism			
Title	Description	Village	Urban Core	Corridors	Mobility	Development Regulations	Development Design Guidelines	Public Realm Design Guidelines
LUT 1	Provide a balance of development to meet present and future needs and enhance character of the City	X	X	X		X	X	
LUT 2	Limit location of highest development intensity to TFAs	X	X			X		
LUT 3	Development that blends with and enhances physical and social character	X	X	X		X	X	X
LUT 4	Minimize blighting influences and maintain integrity of stable residential neighborhoods	X	X	X		X	X	
LUT 5	Designate mixed-use areas with higher density housing near shopping, jobs and transit	X	X			X		
LUT 6	Ensure compatibility of adjacent land uses	X	X	X		X	X	
LUT 7	Provide appropriate transitions between land uses	X	X	X		X	X	
LUT 8	Create physical features that distinguish neighborhoods, communities and public spaces and enhance image as a pedestrian oriented and livable community	X	X	X	X	X	X	X
LUT 9	Create enhanced gateway features for entry points and other important areas	X	X				X	X
LUT 10	Create attractive street environments and public rights-of-way	X	X	X	X	X	X	X
LUT 11	Ensure well-designed buildings and site improvements that are compatible with surrounding properties and districts	X	X	X		X	X	X
LUT 12	Protect important Historic Resources	X	X	X			X	
LUT 13	Preserve scenic resources, maintain open space network and promote beautification	X	X	X		X	X	X

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General Plan Update Objectives		Applicable UCSP Sub-district			Implementing Mechanism			
Title	Description	Village	Urban Core	Corridors	Mobility	Development Regulations	Development Design Guidelines	Public Realm Design Guidelines
LUT 15	Improve transit and transportation connections... between major activity centers	X	X		X	X		
LUT 16	Integrate land use and transportation planning and facilities	X	X		X	X		
LUT 17	Plan and coordinate transit compatible and supportive development	X	X		X	X		
LUT 18	Reduce traffic demand through TDM, increased use of transit, bicycles, walking and other trip reduction means	X	X	X	X	X	X	X
LUT 19	Coordinate state of the art transit system	X	X		X			
LUT 20	Make transit friendly roads a top consideration in land use and development design	X	X		X	X		
LUT 21	Maintain a safe and efficient roadway system with sufficient roadway capacity while preserving character and integrity of communities	X	X	X	X			
LUT 22	Continue planning for enhancements to LRT service along west side of City		X		X	X		
LUT 23	Promote use of alternative mobility modes through system of bike and pedestrian paths	X	X	X	X		X	X
LUT 26	Establish an Urban Core Improvements Program*	X	X	X				X
LUT 27	Establish program to provide affordable housing, public amenities and community services necessary to support urban development							
LUT 28	Consider lot consolidation where appropriate	X	X	X	X	X	X	X
LUT 29	Allow clustering of residential development to improve amenities for residents	X	X			X		
LUT 30	Better utilize parking facilities to reduce parking demand before using public expenditures to add parking	X	X		X	X	X	X

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General Plan Update Objectives		Applicable UCSP Sub-district			Implementing Mechanism			
Title	Description	Village	Urban Core	Corridors	Mobility	Development Regulations	Development Design Guidelines	Public Realm Design Guidelines
LUT 31	Provide parking that is integrated with land uses, efficient, accommodates alternative vehicles and reduces parking impacts	X	X	X	X	X	X	X
LUT 32	Evaluate use and applicability of various strategies to provide parking	X	X	X	X	X	X	X
LUT 33	Ensure parking facilities are appropriately sited and well-designed	X	X	X	X	X	X	X
LUT 46	Establish linkages between Urban Core and Bayfront for pedestrians, bicycles and transit	X	X	X	X			X
LUT 47	Establish roadway classifications in the Urban Core Subarea that respond to more urbanized environment, accommodate slower speeds in ped-oriented areas and facilitate multi-modal design and amenities	X	X	X	X			X
LUT 48	Increase mobility for residents and visitors in the Urban Core	X	X	X	X		X	X
LUT 49	Encourage balanced and complementary redevelopment, infill, and new development within the Urban Core	X	X	X		X	X	X
LUT 50	Provide for redevelopment and enhancement of Downtown Third Avenue District	X				X	X	X
LUT 51	Maintain Downtown Third Avenue as focal point for City	X				X	X	X
LUT 52	Encourage redevelopment of the Chula Vista Center and north of H Street to reinforce transit and gateway corridor and establish significant public gathering space and mixed-use area		X		X	X	X	X
LUT 53	Encourage mixed-use redevelopment along H Street between Third and Fourth Ave.		X			X	X	

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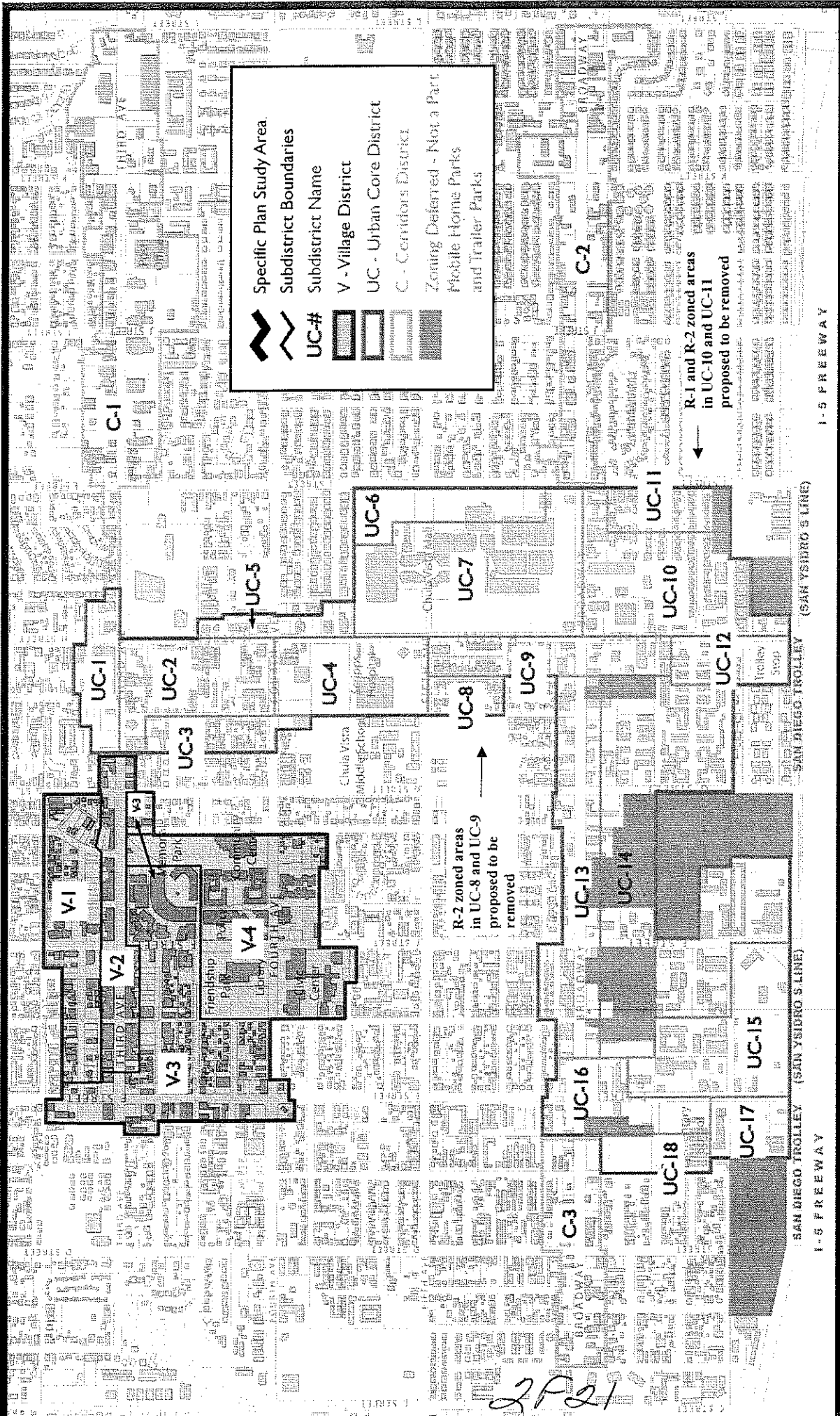
General Plan Update Objectives		Applicable UCSP Sub-district			Implementing Mechanism			
Title	Description	Village	Urban Core	Corridors	Mobility	Development Regulations	Development Design Guidelines	Public Realm Design Guidelines
LUT 54	Encourage redevelopment of North Broadway Focus Area to establish ped-oriented commercial corridor with housing and local serving commercial		X	X		X	X	
LUT 55	Encourage redevelopment of E Street between I-5 and Broadway with Mixed-Use especially near the E Street Trolley Station with emphasis on visitor-serving uses, office and multi-family residential		X			X	X	
LUT 56	Encourage redevelopment of area between I-5, Broadway, F and G Streets with high-density residential supported by mixed-use on Broadway		X			X	X	
LUT 57	Encourage redevelopment of area between I-5, Broadway, G and H Streets with transit-oriented mixed-use reinforcing gateway and transit boulevard on H Street		X		X	X	X	X
LUT 58	Encourage redevelopment between I-5, Broadway, H and I Streets as transit focus mixed-use area		X		X	X	X	X
LUT 59	Encourage redevelopment of Mid-Broadway District as pedestrian oriented commercial corridor with housing opportunities and neighborhood serving commercial		X			X	X	X
LUT 60	Encourage existing land use pattern in Mid-Third Avenue District			X	X	X	X	X

*Established in UCSP Chp. X: Plan Implementation and Community Benefits Program

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Exhibit C

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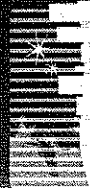
Chula Vista Urban Core

Specific Plan Subdistricts Key Map

March 2007

design

creating environments people enjoy



Chula Vista Urban Core

ORDINANCE NO. _____

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING THE
TOWN CENTRE I REDEVELOPMENT PLAN THROUGH THE
ADOPTION OF THE 2007 AMENDMENT TO THE
REDEVELOPMENT PLAN

WHEREAS, the City Council of the City of Chula Vista ("City Council") adopted the original Town Centre I Redevelopment Plan ("Redevelopment Plan") on July 6, 1976, by Ordinance No. 1691 and has subsequently amended the Redevelopment Plan on five separate occasions, on July 17, 1979, by Ordinance No. 1872, April 22, 1986, by Ordinance No. 2146, January 4, 1994, by Ordinance No. 2585, November 8, 1994, by Ordinance No. 2609, and on June 23, 1998, by Ordinance No. 2735, incorporated herein by reference, and has designated the Redevelopment Plan as the official redevelopment plan for the Town Centre I Project; and

WHEREAS, the City's Urban Core Specific Plan ("Specific Plan") will refine and implement a vision for downtown Chula Vista as expressed in the City's General Plan; and

WHEREAS, pursuant to the California Redevelopment Law ("Law") (Health and Safety Code 33000, et seq.) Section 33331, a redevelopment plan must conform to the general plan; and

WHEREAS, the Planning Commission of the City of Chula Vista ("Planning Commission") has reviewed the Specific Plan and has determined that it is consistent with the General Plan of the City of Chula Vista; and

WHEREAS, the 2007 Amendment to the Redevelopment Plan ("2007 Amendment") will bring the land use provisions of the Redevelopment Plan for the Town Centre I Project Area ("Project Area") into conformance with the Specific Plan; and

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code Regs. Section 15000 et seq.), and the local procedures adopted by the Agency pursuant thereto, the City has prepared and completed a proposed Environmental Impact Report for the Specific Plan; and

WHEREAS, the Agency has previously certified an Environmental Impact Report prepared in connection with the Redevelopment Plan; and

WHEREAS, pursuant to Section 33452 of the Law, public notice has been duly given, and a full and fair public hearing has been held on the proposed 2007 Amendment.

The City Council of the City of Chula Vista does ordain as follows:

Section 1. The 2007 Amendment to the Town Centre I Redevelopment Plan, a copy of which is attached hereto as Attachment No. 1 and incorporated herein by this reference, is hereby adopted and approved.

Section 2. Based upon the evidence contained in the Report to the City Council for the 2007 Amendment to the Town Centre I Redevelopment Plan, incorporated herein by reference, the City Council does hereby find, determine, and declare as follows:

- (a) The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes as set forth in the Law; and
- (b) The Redevelopment Plan would redevelop the Project Area in conformity with the Law and in the interests of the public peace, health, safety, and welfare; and
- (c) The Planning Commission and the City Council have determined that the 2007 Amendment is consistent with the City of Chula Vista's General Plan, including, but not limited to, the Housing Element of the General Plan and the Urban Core Specific Plan; and
- (d) The carrying out of the Redevelopment Plan would promote the public peace, health, safety, and welfare of the community and would effectuate the purposes and policy of the Law; and
- (e) The Agency has a feasible method for the relocation of families and persons displaced from the Project Area, to the extent that implementation of the Redevelopment Plan may result in the temporary or permanent displacement of any occupants of Project Area housing facilities; and
- (f) There are, or shall be provided, in the Project Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project Area, decent, safe, and sanitary dwellings equal in number to the number of and available to the displaced families and persons and reasonably accessible to their places of employment; and
- (g) Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Sections 33411 and 33411.1 of the Law. Dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Sections 33334.5, 33413, and 33413.5 of the Law; and
- (h) The elimination of blight and the redevelopment of the Project Area could not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency.

Section 3. Though the 2007 Amendment does not propose displacement of permanent housing facilities, the City Council is satisfied that permanent housing facilities would be available within three years from the time occupants of the Project Area are displaced and that, pending the development of the facilities, there will be adequate temporary housing facilities available to the displaced occupants at rents comparable to those in the City of Chula Vista at the time of their displacement.

Section 4. A full and fair public hearing having been held on the 2007 Amendment, and the City Council having considered all evidence and testimony for and against the adoption of the 2007 Amendment and all written and oral objections thereto, and this City Council being fully advised in the premises, all written and oral objections to the 2007 Amendment to the extent not otherwise addressed in the Redevelopment Plan or not otherwise responded to are hereby overruled.

Section 5. The City Clerk shall publish a copy of this Ordinance as required by Law.

PASSED, APPROVED, AND ADOPTED this 26th day of April, 2007, by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

Cheryl Cox
Mayor

(SEAL)

ATTEST:

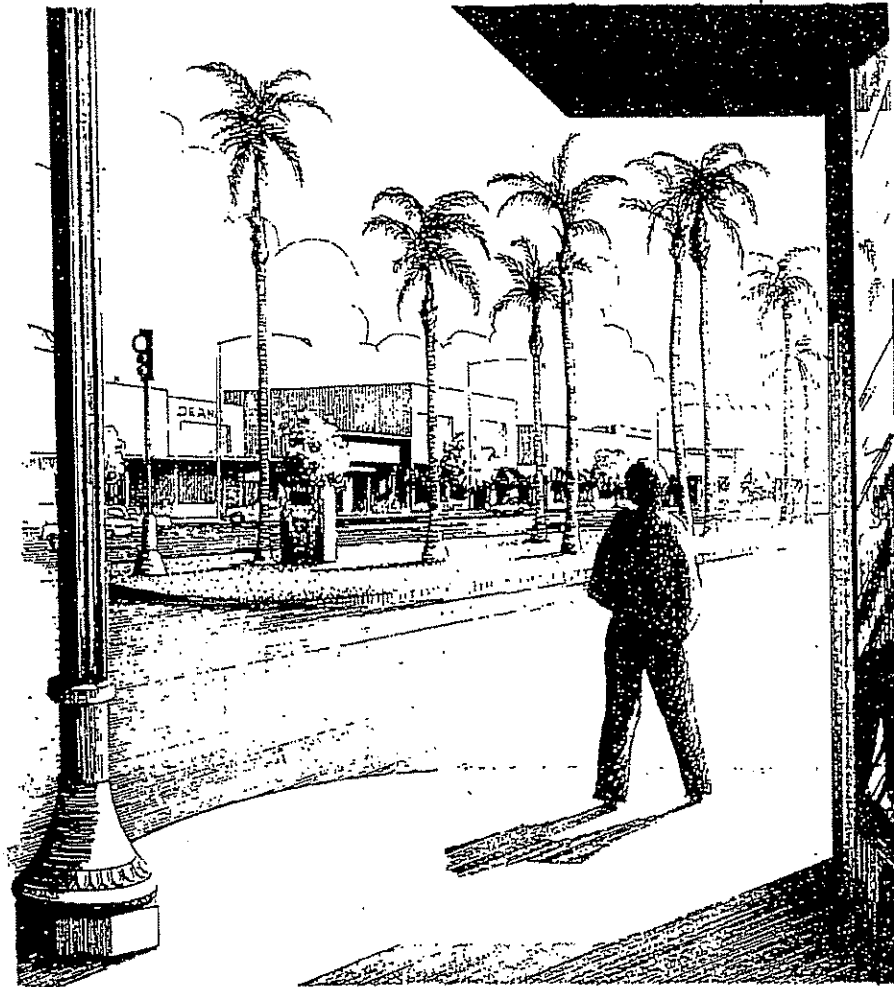
City Clerk

I, _____, City Clerk of the City of Chula Vista, do hereby certify that the foregoing Ordinance No. _____ was duly and regularly passed and adopted by the City Council of the City of Chula Vista at a _____ meeting thereof held on the _____ day of _____, 2007, and that the foregoing is a full, true, and correct copy of said Ordinance, and has not been amended or repealed.

City Clerk

(SEAL)

CHULA VISTA



TOWN CENTRE REDEVELOPMENT PLAN

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APPENDIX

Exhibit

- A BOUNDARY MAP
- ~~B~~ PLAN DIAGRAM

ARTICLE I – INTRODUCTION

Section 100 Format and Preparation

- 100.1 The Redevelopment Plan for the Central Business District of the City of Chula Vista consists of Part I: Plan Text, and Part II: Appendices. The Redevelopment Plan has been prepared by the Redevelopment Agency of the City of Chula Vista, California, pursuant to the Community Redevelopment Law of the State of California; the Charter of the City of Chula Vista; the By-Laws of the Redevelopment Agency of the City of Chula Vista; and all applicable local ordinances and State statutes.

Section 110 Project Goal

The goal of this redevelopment project is to revitalize the Town Centre area as the commercial-civic focus of the City.

Section 120 The objectives of the Plan are:

- A. Eliminate blighting influences, including incompatible and noxious land uses, obsolete structures and inadequate parking facilities.
- B. Eliminate environmental deficiencies including, among others, small and irregular lot and block subdivisions, several poorly planned streets, and economic and social deficiencies.
- C. The strengthening of the mercantile posture of Town Centre and the improvement of retail trade therein.
- D. The renewal of Town Centre's physical plant and the improvement of its land use patterns and spatial relationships.
- E. The retention and expansion of viable land uses, commercial enterprises, and public facilities within the area.
- F. The attraction of capital and new business enterprises to the core area.
- G. The comprehensive beautification of the area, including its buildings, open space, streetscape, and street furniture.

- H. The encouragement of multi-family, middle-income residential units in and near the core area.
- I. The possible accommodation of future local and regional mass transit and related facilities; improvement of off-street parking areas and provision for a mini-transit intra-project system.
- J. The establishment of Town Centre as the South Bay's principal center for specialty goods and services.
- ~~K. The establishment of design standards to assure desirable site design and environmental quality.~~
- L-K The reorientation of the people of Chula Vista to their core area, and the resultant promotion of a sense of "townness" (townness is a unique feeling spawned by an emotional relationship between people and their city. This feeling is founded upon a sense of belonging. When the people feel that they belong to their city and that their city belongs to them, a state of townness exists).

ARTICLE II – GENERAL DEFINITIONS

Section 200 As used in this Plan, the following words shall mean:

- 200.1 "Agency" - The Redevelopment Agency of the City of Chula Vista, California
- 200.2 "City" - The City of Chula Vista, California
- 200.3 "City Council" - The City Council of the City of Chula Vista
- ~~200.4 "Committee" - Chula Vista Town Centre Committee, mandated by the Redevelopment Law to advise the Agency prior to plan adoption and during the implementation stage of the project~~
- 200.4 "Planning Commission" - The City of Chula Vista Planning Commission
- 200.5 "Plan" - The Town Centre Redevelopment Project Plan
- 200.6 "Project Area" - The redevelopment project was previously known as the "Third Avenue Redevelopment Project." Whenever and wherever this name appears, it shall mean the same as the "Chula

Vista Town Centre Redevelopment Project". The legal description of this area is contained in Section 300 of this document.

- 200.7 "Redevelopment Law" - The Community Redevelopment Law of the State of California (California State Health and Safety Code, Section 33000 et. seq.)
- 200.8 "Specific Plan" - A precise plan primarily designated to implement the Redevelopment Plan for the Town Centre area
- 200.9 "State" - The State of California
- 200.10 "Urban Core" - The heart of the City of Chula Vista. The urban core includes the Central Business District and the Civic Center, and lands immediately peripheral thereto. The Town Centre Project Area is part of this core
- 200.12 ~~"Zoning Plan"~~ - A specific plan under which building heights, building bulk, and land use are regulated, and under which territory is partitioned into regulatory districts or zones. Unless otherwise provided, the zoning plan shall mean the zoning maps and regulations of the City of Chula Vista
- 200.13 ~~"Design Review (Committee) Board"~~ - A Design Review Board consisting of highly qualified persons with an interest in the fields of urban design and representatives from City staff is proposed to be created to advise the associated committees and Agency. The Board will evaluate development proposals as they relate to the Design Manual and the intent of this plan
- 200.14 ~~"Design Manual"~~ - The Agency's official statement of design policy for the , and embodies developmental criteria and guidelines therefore. It is the 's townscape plan, and addresses such matters as texture, spatial relationships, amenity, aesthetic quality, landscaping, courtyards, plazas, parking design, etc.
- 200.15 ~~"Procedures Manual"~~ - A procedures manual shall be established for the use and guidance of the City/Agency staff, the Agency and developers/participants for the purpose of establishing and maintaining development proposal schedules, processing and review

ARTICLE III – PROJECT AREA BOUNDARIES

Section 300	<u>Boundary Description</u>
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- | | |
|-------|--|
| 300.1 | The boundaries of the Project Area are shown on the boundary map attached hereto as Exhibit A in the Appendix of this plan. A legal description of the boundaries of this project follows: |
|-------|--|

All those portions of Quarter Sections 137 and 138 of Rancho de la Nacion according to Map thereof No. 505, filed in the office of the County Recorder County of San Diego, State of California on March 13, 1888, described as follows:

Beginning at the intersection of the centerlines of "E" Street and Garrett Avenue per Record of Survey 1097 filed in the office of the County Recorder, San Diego County, State of California on April 6, 1944; thence northwesterly 49.91 feet \pm to the intersection of the northerly right of way of said "E" Street and the westerly right of way of said Garrett Avenue, said intersection being the TRUE POINT OF BEGINNING; thence northeasterly along said northerly right of way of "E" Street, 1196.07 feet \pm to a point on the extension of the easterly right of way of the alley between Church Avenue and Del Mar Avenue; thence southeasterly along said easterly right of way and its extension, 700.85 feet \pm to a point on the northerly right of way of Davidson Street; thence southwestwardly along said northerly right of way 10.00 feet; thence leaving said northerly right of way southeasterly along the line midway and between Church Avenue and Del Mar Avenue, 520.00 feet \pm to the corner common to Lot 40 and Lot 41 of Map #1871 filed in the office of the County Recorder, San Diego County, State of California, on December 23, 1925; thence northeasterly along the northerly line of said Lot 41, 25.00 feet \pm to the northeasterly corner of said Lot 41; thence southeasterly along easterly line of said Lot 41, 100.90 feet \pm to a point on the northerly right of way of "F" Street; thence northeasterly along said northerly right of way 170.52 feet \pm to a point on the easterly right of way of Del Mar Avenue; thence southeasterly along said easterly right of way 1400.84 feet \pm to a point on the southerly right of way of "G" Street; thence southwestwardly along said southerly right of way 335.00 feet \pm to a point on the easterly right of way of Church Avenue; thence southeasterly along said easterly right of way, 761.15 feet \pm to a point on the northerly right of way of Alvarado Street; thence southwestwardly along said northerly right of way 315.00 feet \pm to a point on the easterly right of way of Third Avenue; thence southeasterly along said easterly right of way,

481.27 feet \pm to a point on the northerly right of way of "H" Street; thence northeasterly along said northerly right of way 200.00 feet; thence leaving said northerly right of way southeasterly, parallel to and 240 feet easterly of the centerline of Third Avenue 370.00 feet \pm to a point on the northerly boundary of Map No. 2277, filed in the office of the County Recorder, San Diego County, State of California, on September 15, 1942; thence southwesterly along said northerly boundary 82.76 feet \pm to the northeasterly corner of Lot 2 of said Map No. 2277; thence southeasterly along the easterly line of said Lot 2, 160.79 feet \pm to a point on the southerly right of way of Shasta Street; thence southwesterly along said southerly right of way 4.16 feet \pm to the northeasterly corner of Lot 91 of said Map No. 2277; thence leaving said southerly right of way and southeasterly along the easterly line of said Lot 91, 105.00 feet \pm to a point on the northerly line of Lot 88 of said Map No. 2277; thence northeasterly along said northerly line 7.00 feet \pm to the northeast corner of said Lot 88; thence southeasterly along easterly line of said Lot 88, 159.74 feet \pm radially to a point on the 200 foot radius curve concave southwesterly, said curve being also the southerly right of way of Whitney Street; thence southeasterly along the arc of said curve a distance of 17.73 feet \pm to the northeast corner of Lot 98 of said Map No. 2277; thence leaving said curve radially inward and along the easterly line of said Lot 98, 122.84 feet \pm to the northerly most corner of the Park in said Map No. 2277; thence southeasterly along the northeasterly line of said Park 68.19 feet \pm to the southerly most corner of Lot 101 of said Map No. 2277, said corner being a common corner with the said Park; thence southeasterly along the easterly line of said Park, 68.05 feet \pm to a point on the southerly boundary of said Map No. 2277; thence southwesterly along said southerly boundary 10.00 feet; thence southeasterly, parallel to and 165 feet easterly of the centerline of Third Avenue 291.03 feet \pm to a point on the northerly right of way of "I" Street; thence southwesterly along said northerly right of way, 595.00 feet; thence northwesterly leaving said northerly right of way, parallel to and 430 feet westerly of the centerline of Third Avenue, 290.00 feet; thence southwesterly 260 feet \pm to the southeast corner of Lot 19, Map No. 1799 filed in the office of the County Recorder, San Diego County, State of California on July 10, 1924, said southeast corner being a common corner with the right of way of Garrett Avenue; thence northwesterly along westerly right of way of said Garrett Avenue 301.02 feet \pm to a point on the southerly right of way of Mankato Street, said point being also the northeast corner of Lot 24 of said Map No. 1799; thence southwesterly along said southerly right of way,

230.38 feet \pm to a point on the northerly line of Lot 13, of said Map No. 1799, said point being the intersection of said southerly right of way with the extension of the westerly right of way of Glover Avenue; thence northwesterly along said westerly right of way 732.24 feet \pm to a point on the northerly right of way of "H" Street; thence northeasterly along said northerly right of way 355.92 feet \pm to the southeast corner of Lot 11, Map No. 1718 filed in the office of the County Recorder, County of San Diego, State of California on April 22, 1921; thence northwesterly leaving said northerly right of way along the easterly line of said Lot 11, 200.00 feet; thence northeasterly parallel to and 240 feet northerly of the centerline of "H" Street 94.00 feet; thence northwesterly parallel to and 472 feet westerly of the centerline of Third Avenue, 87.40 feet \pm to a point on the northerly boundary of said Map No. 1718; thence northeasterly along said boundary 122.00 feet \pm to the southwest corner of the East Half of Lot 10 per Record of Survey 3269 filed in the office of the County Recorder, County of San Diego, State of California on December 30, 1953; thence northwesterly along the westerly line of said East Half of Lot 10, 165.40 feet \pm to the center of said Lot 10; thence northeasterly along the northerly line of the South Half of Lot 10, 170.00 feet; thence northwesterly parallel to and 180.54 feet westerly of the centerline of Third Avenue, 135.54 feet \pm to the southerly right of way of Roosevelt Street; thence southwesterly along said southerly right of way 9.46 feet; thence northwesterly leaving said southerly right of way parallel to and 190 feet westerly of the centerline of Third Avenue 210.00 feet; thence southwesterly parallel to and 180 feet northerly of the centerline of said Roosevelt Street, 140.00 feet; thence northwesterly parallel to and 330 feet westerly of said centerline of Third Avenue 150.00 feet; thence northeasterly parallel to and 330 feet northerly of the centerline of said Roosevelt Street, 191.00 feet; thence northwesterly parallel to and 139 feet westerly of the centerline of said Third Avenue 290.00 feet \pm to a point on the southerly right of way of "G" Street; thence southwesterly along said southerly right of way 34.31 feet \pm to a point on the extension of the centerline of the alley between Garrett Avenue and Third Avenue; thence northwesterly along said centerline and its extension, 210.00 feet; thence southwesterly leaving said centerline parallel to and 120.43 feet southerly of the southerly right of way of Park Way 107.50 feet; thence northwesterly parallel to and 107.50 feet westerly of the centerline of said alley, 120.43 feet \pm to a point on the southerly right of way of said Park Way; thence southwesterly along said southerly right of way 1080.00 feet \pm to a point on the westerly right of way of Fourth Avenue; thence

northwesterly along said westerly right of way 1069.00 feet \pm to a point on the northerly right of way of "F" Street; thence northeasterly along said northerly right of way 670.00 feet \pm to a point on the westerly right of way of Garrett Avenue; thence northwesterly along said westerly right of way, 1320.00 feet \pm to the TRUE POINT OF BEGINNING.

ARTICLE IV – PROPOSED REDEVELOPMENT ACTIONS (AGENCY)

Section 400 General Summary

400.1 In order to achieve the objectives of the Redevelopment Plan, the Agency proposes to undertake and implement the following actions:

- A. Owner and Tenant Participation (Section 410)
- B. Cooperation with Public Entities (Section 420)
- C. Property Management (Section 430)
- D. Relocation of Residents and Businesses (Section 440)
- E. Demolition, Clearance, Public Improvements and Site Preparation (Section 450)
- F. Acquisition of Property (Section 460)
- G. Property Disposition (Section 470)

Section 410 Owner and Tenant Participation

410.1 Whenever possible, persons who are owners of real property in the Project Area shall be given the opportunity, pursuant to the rules promulgated by the Agency, to participate in redevelopment by the retention of all or a portion of their property, or by the acquisition of adjacent or other property from the Agency by purchase or exchange. Such participation in each case is contingent upon the execution by the owner of a binding agreement by which the property retained or acquired will be developed in conformity with the Plan and subject to the provisions thereof.

410.2 Owner participation will be subject to such factors as, but not limited to, the condition of the improvements, the reduction in the total number of parking spaces within the Project Area, the elimination of certain land uses, the vacation of streets, the

construction of new public improvements, and the ability of owners to finance acquisition and development in accordance with the plan.

- 410.3 The Agency shall also extend reasonable preference to persons who are engaged in business in the Project Area to re-enter into business within the Project Area if they otherwise meet the requirements prescribed by the Plan.

Section 420 Cooperation with Public Entities

- 420.1 Certain public entities are authorized by State law to cooperate with or without consideration in the planning and undertaking of the construction or operation of this project. The Agency shall seek the aid and cooperation of public bodies such as the Downtown Parking District and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment in the highest public good.

- 420.2 The Agency is authorized but not required to make payments in lieu of property taxes to one or more taxing agencies. The Agency recognizes that the power contained in Section 33670 of the Redevelopment Law can affect the capacity of taxing agencies to provide public services. Accordingly, the Agency will conduct studies to determine possible means to minimize such impact upon taxing agencies.

Section 430 Property Management

- 430.1 During such time as property in the Project Area is owned by the Agency, said property shall be under the management and control of the Agency. Subject property may be rented or leased by the Agency pending its disposition for redevelopment.

Section 440 Relocation of Residents and Businesses

- 440.1 Displaced residents shall be relocated by the Agency pursuant to the relocation plan approved by the Agency. The relocation plan may be amended by the Agency as necessary to accomplish the purposes set forth in this Plan.

- 440.2 The Agency or its designated agent shall assist all who may be displaced by project activities in finding other dwellings or business locations. In order to carry out the project with a minimum of hardship to persons displaced from their homes, individuals and families shall be assisted in finding housing that is decent, safe,

and sanitary, within their financial means, reasonably convenient in location and otherwise suitable to their needs.

- 440.3 The Agency shall make relocation payments to displaced persons including families, business concerns and others for moving expenses and other direct losses of personal property or any other benefits as required by the California Uniform Relocation Law.

Section 450 Demolition, Clearance, Public Improvements and Site Preparation

- 450.1 The Agency is authorized to clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of the Plan.

- 450.2 The Agency is authorized to cause, provide, undertake or to make provisions with any person or public entity for the installation or construction of such public improvements or public utilities, either within or outside of the Project Area as are necessary to carry out the Plan. Such public improvements include, but are not limited to, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, street trees, electrical distribution systems, natural gas distribution systems, water distribution systems, fire hydrants, parks, plazas, motor vehicle parking facilities, landscaping and pedestrian malls.

- 450.3 The Agency is authorized to prepare or cause to be prepared as a building site any real property owned by the Agency within the limits of applicable law.

- 450.4 The Agency is authorized to rehabilitate any building or structure owned by the Agency within the limits of applicable law.

- 450.5 The Agency is authorized to assist, through advice and encouragement, the owners of real property within the Project Area to conserve or rehabilitate their premises.

- 450.6 In accordance with City regulations, and as necessary in carrying out the Plan, the Agency is authorized to move or cause to be moved any structure or building to a location within or outside of the Project Area.

Section 460 Acquisition of Property

- 460.1 The Agency may acquire, but is not compelled to acquire, all real property located within the Project Area. The Agency may acquire

real property by gift, device, exchange, purchase, eminent domain, or any other lawful means.

- 460.2 In order to eliminate the conditions within the Project Area which make redevelopment necessary, and in order to implement the Redevelopment Plan, it is necessary, and in the public interest, for the Agency to use its power of eminent domain to acquire real property in the Project Area.
- 460.3 The Agency shall not acquire interest in oil, gas, or other mineral substances within the Project Area except where necessary to preclude drilling or excavation within the Project Area.
- 460.4 The Agency is not authorized to acquire publicly owned land in the Project Area in the absence of the involved public agency's consent. However, the Agency is authorized to acquire public property if it becomes private property by deed, lease, or otherwise, before the Agency completes land acquisition within the entire Project Area.
- 460.5 The Agency is authorized to acquire any or all interests in real property or structures, including but not limited to, fee titles, deeds and easements.
- 460.6 The Agency may not acquire real property upon which an existing building is located unless the Agency proposes to rehabilitate, redevelop, or reorganize the real property in question, and the property owner has not agreed to the execution of an official owner participation agreement.
- 460.7 The Agency shall generally not acquire personal property. However, where necessary in the implementation of the Plan, the Agency is authorized to acquire personal property in the project by any lawful means except eminent domain.

Section 470 Property Disposition

- 470.1 In order to provide adequate safeguards that the process of redevelopment will be carried out pursuant to the Plan, agreements for the disposition of land by the Agency, including owner participation agreements, shall include provisions recognizing and requiring that:
 - A. The purchase or leasing of land is for redevelopment and not for speculation and reserving to the Agency such powers

- and controls as may be necessary to prevent transfer, retention or use of the property for speculation purposes.
- B. The land shall be built upon and/or improved in conformity with development standards of the Plan and any' declaration of restrictions.
- C. In order to insure that development and construction will be carried out in a manner which will effectuate the purposes of the Plan, all developers and owner participants shall submit preliminary architectural plans, site and landscape plans, and final plans including landscaping and sign plans and specifications of the improvements proposed to be constructed on the land for architectural approval by the Agency. As a part of such plans and specifications, developers, and if required by the Agency, owner participants, shall submit time schedules for the commencement and completion of such improvements. All such plans and schedules shall be submitted within the time specified in the respective agreements with such developers and owner participants.
- D. By and for the contracting parties, their heirs, executors, administrators and assigns, there shall be no discrimination against, or segregation of, any person or group of persons on account of race, creed, color, national origin, or ancestry, in the sale, lease, sub-lease, transfer, use, occupancy, or enjoyment of the premises therein described, nor shall the contracting parties. or any persons claiming under or through them establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-lessees, or vendees, on the premises described.

ARTICLE V – CONFORMITY WITH GENERAL PLAN/PRELIMINARY PLAN

Section 500 General Statement of Conformity

- 500.1 This Plan shall conform to, ~~and is a more detailed refinement of, a portion of the General Plan of the City of Chula Vista, adopted by the City Council on December 15, 1970, and comprehensively updated on December 13, 2005, and any amendments or revisions thereto.~~
- 500.2 This Plan is based upon, and carries out the Preliminary Plan, heretofore adopted by the Planning Commission.

ARTICLE VI – PERMITTED USES AND CONTROLS

Section 600 – Planning and Land Use Considerations

- 600.1 ~~The Plan Diagram, Exhibit "B", graphically depicts the projected patterns of land use and circulation within the.~~
- 600.2 ~~All of the areas designated "central commercial" on the plan may be used as a mixture of commercial uses, including but not limited to retail, office, hotel, service, entertainment, educational, and auxiliary uses. The Agency, upon special request, may allow residential development in the "central commercial" area, provided that the proposed residential development is compatible with surrounding areas, and manifests adequate internal residential order and amenity.~~
- 600.3 ~~All of the areas designated "residential" on Exhibit "B" may include residential land uses and professional and administrative offices. The Agency shall encourage the development of a wide range of housing types in the residential areas of the , and shall endeavor to achieve a mixture of housing for all economic segments of the City of Chula Vista therein.~~
- 600.4 ~~The shall be regarded as the principal specific plan of the and shall take precedence where it is in conflict with other specific plans, regulations and standards.~~
- 600.5 ~~Streets, alleys, and other public rights of way may be altered, vacated, narrowed, decked over, extended, or closed where such action is essential to the orderly implementation and execution of the plan. If the implementation of the plan requires additional streets, easements, or other rights of way, they may be acquired by the Agency or the City.~~
- 600.6 ~~The Agency may authorize the private use of air rights over public rights of way. This use may take the form of buildings, platforms, decks, or other structures. Such air rights may also be used for vehicular and/or pedestrian circulation, transit, public and private utilities, or other public improvements.~~
- 600.7 ~~The Agency is authorized to permit the establishment and expansion of public or quasi-public uses and facilities, such as but not limited to parks, recreational facilities, libraries, schools, and charitable institutions, within the.~~

Section 640 600 General Controls and Limitations

- 600.1 This Plan shall conform to all other zoning and land use regulations as adopted by the City Council.
- 600.2 All real property within the Project Area is subject to the provisions, controls, and requirements of the Plan. No real property shall be developed, redeveloped, rehabilitated, or otherwise changed after the date of adoption of the Plan, except where such development, redevelopment, rehabilitation, or other substantial change conforms with the provisions of the Plan, and the guidelines embodied in the Design Manual.
- 600.3 All new construction shall comply with all applicable State statutes and locally adopted Building, Electrical, Heating and Ventilation, Housing and Public Codes.
- 600.4 The Agency shall endeavor to substantially increase the area of public and private open space within the Project Area. Open space may take the form of parks, vest-pocket parks, play areas, plazas, fountains, enclosures, patios, and similar landscaped enclaves.
- 600.5 In areas where appropriate, sufficient open space between buildings and clusters of buildings shall be maintained to provide adequate sunlight, ventilation, privacy, fire safety, and general livability.
- 600.6 All signs shall conform to the standards of the City's sign ordinance, and the guidelines of the Design Manual.
- 600.7 The Agency shall assure adequate off-street parking.
- 600.8 The Agency shall require all utility lines and structures to be placed underground, unless it determines that undergrounding with respect to certain lines would not be economically or physically feasible.
- 600.9 No land use or structure which, by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors, would be incompatible with the surrounding areas shall be permitted within the Project Area.
- 600.10 Subsequent to redevelopment, rehabilitation, or development pursuant to the Plan, no parcel in the Project Area, including any parcel retained by a conforming owner or participant, shall be resubdivided without the prior approval of the Agency.

~~610.10 The Agency is authorized to grant a variation from the limits, restrictions, and controls established by the Plan. The Agency must make the following findings in each and every case, as a prerequisite to its granting of a permit for a variation:~~

~~A. The application of certain provisions of the plan would result in practical difficulties or unnecessary hardships which would make development inconsistent with the general purpose and intent of the plan; or,~~

~~B. There are exceptional circumstances or conditions applicable to the property or the proposed development which do not apply generally to other properties or developments which have the same standards, restrictions and controls; and,~~

~~C. The permitting of a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the ; and,~~

~~D. The permitting of a variation will not contravene the criteria established in the Design Manual. In permitting a variation, the Agency shall impose such conditions as are necessary.~~

Section 614 610 Environmental Review

~~610.1 Prior to the Agency's official consideration of a development proposal, the application and all accompanying documents shall be submitted for the applicable review in accordance with the California Environmental Quality Act of 1970, as amended.~~

Section 620 Design Manual

~~620.1 The Agency, in cooperation with the Planning Commission, shall formulate, adopt, and make generally available a Design Manual for the Town Centre Redevelopment Project. The Design Manual shall be the Agency's official statement of its design guidelines for the redevelopment, rehabilitation, conservation, and general development of the Project Area.~~

~~620.2 The Design Manual shall include developmental objectives and design criteria, and shall address the following:~~

- ~~A. Three dimensional spatial relationships, and the orderly arrangement of space and land use in the.~~
- ~~B. Building coverages; building setbacks; building bulk and height; building intensity; and the siting of structures and open space.~~
- ~~C. The preservation and promotion of the environmental quality of the and the urban core.~~
- ~~D. The development of a circulation system which promotes effective communication and transportation throughout the and the urban core, and establishes and maintains effective linkages between the and other parts of the Chula Vista Planning Area, and other urban centers of the South Bay.~~
- ~~E. Civic and environmental design requirements and features which establish the character of the.~~
- ~~F. Landscape criteria; fine arts criteria; street, plaza enclosure and mall furniture criteria.~~

~~620.3 The Design Manual may be amended by the Agency in order to refine, update, or improve the Manual's guidelines. Proposed amendments to the Design Manual shall be referred to the Planning Commission for its review, report and recommendation.~~

Section 620 Historical Preservation

620.1 Chula Vista's first City Hall is located at 294-296 Third Avenue and should be considered for preservation.

Section 640 Procedures Manual

~~640.1 The Agency, in cooperation with the City, shall formulate, adopt and make available a Procedures Manual for the Chula Vista Town Centre Redevelopment Project. The Manual shall set forth the procedures necessary for processing development proposals and shall promulgate expedient review periods required for obtaining approvals for the project development and/or major rehabilitation.~~

ARTICLE VII – METHODS FOR FINANCING THE PROJECT

Section 700 General Description of the Proposed Financing Methods

- 700.1 The Agency is authorized to finance this project with financial assistance from the City of Chula Vista, the State of California, the Federal Government, property tax increments, interest income, Agency funds, or any other available source.
- 700.2 Loans for survey and planning and for the operating capital for nominal administration of this project are to be made by the City until adequate tax increments or other funds are available, or sufficiently assured, to repay the loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, will also supply additional assistance through loans and grants for various public facilities.
- 700.3 As approved by the City Council, gas tax funds from the State of California and the County of San Diego will be used for the street system. As available, Federal loans and grants will be used to finance portions of project costs.
- 700.4 The Agency is authorized to issue bonds in amounts sufficient to finance all or part of the project.
- 700.5 The Agency is authorized to obtain advances, borrow funds, and create indebtedness in carrying out the Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

Section 710 Tax Increments

- 710.1 All taxes levied upon taxable property within the Town Centre Redevelopment Project Area each year by and for the benefit of the State of California, the County of San Diego, the City of Chula Vista, or any district or other public corporation hereinafter sometimes referred to as taxing agencies, after the effective date of the ordinance approving this Redevelopment Plan, shall be divided as follows:
- A. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the

purposes of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll last equalized on the effective date of said ordinance shall be used in determining the assessed value of the taxable property in the project on said effective date); and,

- B. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay advancements to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance in whole or in part this redevelopment project. Unless or until the total assessed value of the taxable property in the project exceeds the total assessed value of the taxable property in the property as shown on the last equalized assessment roll referred to in paragraph "A" hereof, all of the taxes levied and collected upon the taxable property in the project shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances, and indebtedness, if any, and interest thereon, has been paid, all monies thereafter received from taxes upon the taxable property in the project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

- 710.2 The portion of taxes mentioned in paragraph "B" above are hereby irrevocably pledged for the payment of the principal and interest on the advance of monies or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the project in whole or in part. The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the project.

ARTICLE VIII – ACTIONS BY THE CITY

Section 800

Aid and Cooperation

800.1 The City shall aid and cooperate with the Agency in carrying out this Plan and shall take any further action necessary to insure continued fulfillment of the purposes of this Plan and to prevent the reoccurrence or spread in the area of conditions causing blight. Actions by the City may include but not be limited to the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys and other public rights-of-way and for other necessary modifications of the streets, the street layout and other public rights-of-way in the Project Area. Such action in the City may include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.
- B. Institution and completion of proceedings necessary for changes and improvements in publicly owned public utilities within or affecting the Project Area.
- C. The undertaking and completing of any other proceedings necessary to carry out the project.

ARTICLE IX – ENFORCEMENT OF THE PLAN

Section 900 Responsibility

900.1 The administrative enforcement of the Plan or other documents formulated pursuant to this Plan shall be performed by the City and the Agency.

900.2 The provisions of this Plan or other documents formulated pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Further, any documents recorded expressly for the benefit of owners of property within the Project Area may be enforced by such property owners in addition to the City or the Agency.

ARTICLE X – DURATION OF THE PLAN

Section 1000 Effective Period

1000.1 Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for 25 years from the date of adoption of this Plan, as amended from time to time, by the City Council.

ARTICLE XI – AMENDMENT

Section 1100 Procedure

1100.1 This Plan may be amended by the procedures established in the California Community Redevelopment Law or any other procedure hereinafter established by Law.

ARTICLE XII – NEIGHBORHOOD IMPACT ELEMENT

Section 1200

1200.1 Investigation of the proposed Project Area boundaries for the Town Centre Redevelopment Project reveals that the area contains sectors which are considered to fall within the category of low and moderate income housing. The impact of the proposed project upon the residents of the Project Area as well as the surrounding neighborhood is noted below, as required by Section 33333.5 of the Health and Safety Code of the State of California.

Section 1210 Residential Analysis

1210.1 Of the total acreage of 138.54 acres, 17.10 percent, or 23.69 acres are in residential use. The 23.69 acres accommodate a total of 602 dwelling units and 189 structures. Additionally, the area contains one boarding house and one residential hotel. Of the total of 602 residential units located within the Project Area, 469, or approximately 77%, are located in Subarea One, which contains the historic Chula Vista townsite. Data contained in the 1975 Mid-Decade Census for tracts 22/3; 23/1; 23/2; 25/1; and 26/3, indicates that the area contains a proportionately higher incidence of elderly households and households earning less than the median income for the City in general. The age group 55+ makes up 16.7% of the total City population, while the same age group accounts for 35.41% of individuals residing in the above cited tracts. As a corollary to this data, it appears that the income level of the Project Area is somewhat lower than that of the City at large. It should be noted that, while 41% of the City-wide population has incomes in

excess of \$10,000, only 19% of the study area population has income in the same range. Therefore, it is assumed that the Project Area contains residential development currently serving the low and moderate income market.

1210. Although the exact incidence of deteriorated and dilapidated structures is not known, it is anticipated that some demolition in the form of spot clearance will be necessary to implement the Plan.

Section 1211 Relocation

- 1211.1 Implementation of the proposed project will require displacement of some businesses, individuals and/or families. Such displacement will be mitigated by the provisions for owner participation contained in the Community Redevelopment Law. In those cases in which owner participation agreements cannot be negotiated, displacement and relocation will be handled in accordance with the provisions of the California State Relocation Assistance Law and other applicable statutes and guidelines. A detailed relocation provision is contained in the Report to the City Council on the Redevelopment Plan.

Section 1220 Traffic Circulation

- 1220.1 The Redevelopment Plan provides for the ultimate implementation of a circulation system which would improve the pedestrian/vehicle movement and tend to reduce vehicle miles traveled (VMT) within the central business district. The incorporation of a mini-transit system (i.e. mini-bus, shuttle vehicles) to effectuate smooth intra-project movement and methods for establishing smooth linkages between the project facilities and local and regional facilities will be addressed for possible utilization to accommodate project movement and vehicular circulation.
- 1220.2 Traffic volume within the project and associated areas is expected to increase significantly as the project nears completion. However, the total volume cannot be estimated until specific redevelopment proposals become available. Additionally, increased traffic in the central business district would further restrict pedestrian-vehicle movement and create congestion at intersections. However, the implementation of an effective circulation system and mini-transit vehicles should relieve congestion and facilitate the flow of traffic in the area.

Section 1230 Environmental Quality

1230.1 The direct long and short-term impacts which may result from the implementation of the Plan are:

- A. No creation of any significant geologic related adverse impacts;
- B. Drainage impact is anticipated to be insignificant;
- C. No adverse impact on ground water or water quality would occur if the Plan were implemented at this time;
- D. No adverse effect on mineral resources would result from the Plan;
- E. Due to the developed nature of the area, there are anticipated to be no significant impacts on land form;
- F. An increase in traffic on streets in and adjacent to the project will occur if the project is implemented;
- G. An increase in emissions produced by mobile sources will result in the San Diego Air Basin and local areas due to increased traffic generated as the project is implemented;
- H. Noise generated by motor vehicles will increase in and adjacent to the Project Area;
- I. There will be an insignificant impact on biological resources;
- J. There are likely to be no adverse impacts on paleontology/ archeology or historical resources;
- ~~K. The proposed land use policy will result in no undesirable impact;~~
- K. There is no anticipated adverse impact on the aesthetic quality of the area;
- L. The area's social well being will be impacted insignificantly;
- M. It is anticipated that there will be no adverse impact on the community tax structure;
- N. It is not anticipated that the Plan will create any further impact on the cultural factors in the area;

- O. As a result of increased population density if the Plan is implemented, in all probability there will be an increased demand for police and fire protection as well as other community services;
- P. There will be an increase in the use of non-renewable energy producing resources due to increased density in the project.

1230.2 In summary, the short-term effects of the proposed Plan, if implemented, would include increased traffic and noise associated with construction operations. The long term cumulative adverse effects of the proposed action would include increased population density, increased traffic and noise generated by the commercial and residential development, commitment of existing vacant lands to development and the use of non-renewable resources. Delaying the proposed project would result in the further decline of Chula Vista's Centre City. The implementation of the Plan would provide the overall enhancement of the Project Area and the renewed productivity of the Chula Vista business district while encouraging the revitalization of the urban core and discouraging encroachment into currently undeveloped areas.

Section 1240 Availability of Community Facilities and Services

1240.1 The impact of the project upon the residents of the area and surrounding neighborhoods as it relates to the availability of community facilities and services is addressed below in accordance with the Community Redevelopment Law.

- A. The Plan, if implemented, will in all probability result in an increase in the mean income in the study area as a result of the rehabilitation and revitalization of the residential fabric. The project would provide temporary employment opportunities during new construction and long term employment opportunities could result from upgrading and expanding commercial activities in the area.

The implementation of the Plan could cause the displacement of persons or establishments occupying blighted and/or incompatible buildings. If this is the case, relocation assistance will be provided by the Redevelopment Agency of the City of Chula Vista. Additionally, owner participation agreements will be utilized where feasible to encourage participation by property owners while lessening the need for acquisition and relocation. Further, preference

for re-entry will be extended to all displaced as a result of any redevelopment activity undertaken in the Project Area.

- B. The Project Area currently encompasses three elementary school attendance boundaries: Vista Square, Rosebank, and Hilltop Elementary Schools. The site is also within the boundaries of the Chula Vista Junior and Senior High Schools.

According to the Chula Vista Elementary and Sweetwater High School Districts, all three elementary schools, plus the junior high school have exceeded capacity. Chula Vista High School has an excess of 291 available spaces. A breakdown of capacities and enrollments by school follows:

1. Hilltop Elementary School has a capacity of 472 students and a current enrollment of 473, indicating a deficit of one space.
2. Rosebank Elementary School has a capacity of 488 students and a current enrollment of 490, yielding a two-space deficit.
3. Vista Square Elementary School has a capacity of 432 students and a current enrollment of 501, indicating a deficit of 69 spaces.

The elementary schools currently have a capacity of 1,392 students, and as of December 1975, 1,464 enrollment, yielding a deficit of 72 spaces.

The junior high school; i.e. Chula Vista Junior High School, has a capacity of 1,200 students and a current enrollment of 1,297, indicating a deficit of 97 students. The senior high school, Chula Vista High School, has a capacity of 1,624 students, with a current enrollment of 1,333, indicating an excess capacity of 291 spaces.

Due to the fact that plans are currently not detailed enough to project changes in attendance as a result of the Plan, it can only be anticipated that increases in density may result in increased school enrollment. The Agency will cooperate with the affected school district in an effort to mitigate the impact of such increased enrollment.

The project is located within the City Park Service District No. 3 and contains 8.6 acres of park land. This acreage is below the 22.4 acres required to meet City standards. The following chart illustrates the acreages, location, and facilities available at the two existing parks in the study area:

<u>Name</u>	<u>Acreage</u>	<u>Improvements</u>
Memorial Park Third Avenue & Park Way	7.1	Gymnasium, Swimming Pool, Recreation Hall, Memorial Bowl, Tot Lot, Picnic Facilities, Shuffleboard Courts
Norman Park Center, Del Mar & "F" Street	1.5	Senior Citizen Center, Picnic Facilities, Shuffleboard Courts, Horseshoe Pits

The residential portion of the Plan will, in all probability, result in a greater need for additional park lands in the area due to increased densities.

As a part of the overall Plan and the implementation of the redevelopment process, new park lands, open spaces, and recreational opportunities will be required of developers and/or constructed by the Agency to ensure adequate facilities for the enjoyment of the residents of the Project Area and the City in general.

- C. Due to the age and deterioration of the older section of the commercial district on Third Avenue, a safety hazard exists. Several structures in the Project Area have been declared unsafe and condemned by the City's Building and Housing Department.

Fire and Police protection are provided by the City of Chula Vista. The nearest stations are located at the Civic Center on Fourth Avenue, one block west of the project site.

Solid waste disposal service for the Project Area is provided by the Chula Vista Sanitary Service, via an agreement with the City of Chula Vista.

It is anticipated that there will be no significant impacts as a result of the implementation of the Town Centre Redevelopment Project Plan. In fact, the removal and restoration of deteriorated structures will provide a safe

environment within and surrounding the buildings. Fire and Police protection and the solid waste disposal services should have the capacity to service the study area following implementation of the Plan.

Finally, it is anticipated that there will be no significant adverse impacts concerning health and safety within the Project Area upon the completion of the project.

- D. Gas, electricity, water and sewer service are currently provided within the Project Area. Current analysis indicates that the project will not place an undue burden upon the suppliers of these services to meet demands upon completion of the project. However, an evaluation of additional service required for new development will be provided in specific E.I.R.'s developed as the project is implemented.

Section 1250

Property Assessments and Taxes

- 1250.1 All property within the Project Area will continue to be assessed at the current State-mandated level. The redevelopment of the Project Area should cause the assessed value of properties within the Project Area to increase. This increase would result in the availability of increased tax revenues for the provision of community services. The increased availability of revenue could, in turn, make possible a lowering of tax rates.